





## 44 Abbotsfield Road CLAREMONT TAS

4  1  3 

Welcome to Claremont, where this ultra-affordable charmer on Abbotsfield Road is ready to sweep you off your feet! Built in 1920, this delightful home offers a spacious 139.35m<sup>2</sup> layout with four cozy bedrooms and a bath that's just right for soaking away the day. It's fully fenced, adding a dash of security and privacy, so you can enjoy your mountain and city views in peace. With a built-in study and an alarm system, this house is prepared for anything?whether it's work or play.

Speaking of play, let's not forget the rumpus room! Separate from the main house, it's a blank canvas just waiting to be transformed into the ultimate teenage retreat or perhaps your personal zen zone. The possibilities are endless! Whether you're downsizing or setting up your first

**Type** : House  
**Price** : \$ 580,000  
**Building Size** : 15 Sqrs  
**Land Size** : 910 sqm  
**View** : <https://www.4one4.com.au/property/44-abbotsfield-road-claremont-tas/8239002>

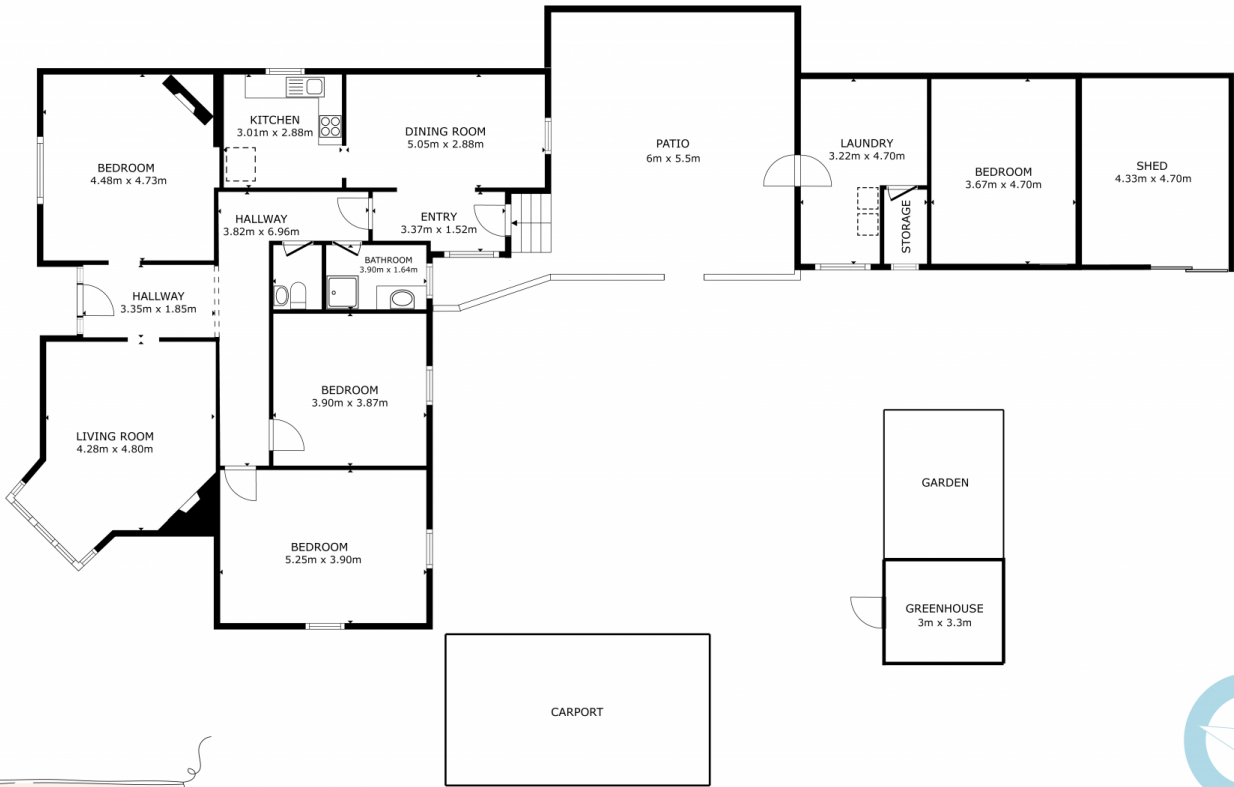


**Aaron Murray**  
0418969859



**Shaun McGuire**  
0362 737 414

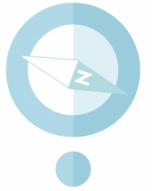
[For full version visit the website](#)



**CLAREMONT, 44 Abbotsfield Road**

GROSS INTERNAL AREA  
FLOOR PLAN 168.9 m<sup>2</sup>  
EXCLUDED AREAS : PATIO 43.3 m<sup>2</sup>  
TOTAL : 168.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**4ONE4. PROPERTY CO.**